

**97.23+/- acres Montague County**  
**FM 1816**  
**Bowie, TX 76230**

**\$729,225**  
**97.230 +/- acres**  
**Montague County**



**MORE INFO ONLINE:**

**MoreofTexas.com**



**97.23+/- acres Montague County  
Bowie, TX / Montague County**

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**SUMMARY**

**Address**

FM 1816

**City, State Zip**

Bowie, TX 76230

**County**

Montague County

**Type**

Hunting Land, Ranches, Recreational Land,  
Undeveloped Land

**Latitude / Longitude**

33.5740241 / -97.845842

**Acreage**

97.230

**Price**

\$729,225

**Property Website**

<https://moreoftexas.com/detail/97-23-acres-montague-county-montague-texas/22332/>



**MOSSY OAK PROPERTIES  
OF TEXAS**

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**Bowie, TX / Montague County**

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**PROPERTY DESCRIPTION**

**LOCATION:** Just outside the city limits of Bowie, TX in FM 1816 and on Polk Road

**WATER:** Water well, pond

**UTILITIES:** electric available.

**WILDLIFE:** Deer, turkey, ducks, hogs, predators, dove

**MINERALS:** None available

**VEGETATION:** Native

**TERRAIN:** Rolling

**SOILS:** Sandy Loam

**TAXES:** Ag exempt. \$103 for 2020

**IMPROVEMENTS:** Cross fenced. New perimeter fencing. Pond. Pens. Water well.

**CURRENT USE:** Grazing

**POTENTIAL USE:** Grazing, recreational, rural residential, development

**FENCING:** Excellent barbed wire fencing

**EASEMENTS:** Utilities, pipeline.

**LEASES:** Minerals. Grazing

**SHOWINGS:** Buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of listing agent.



**MOSSY OAK PROPERTIES**  
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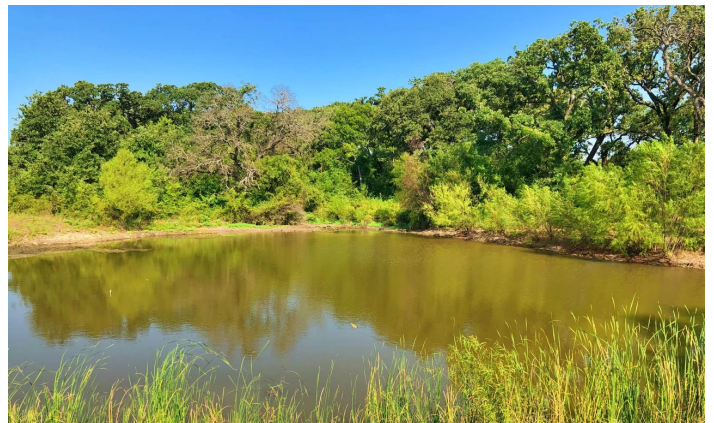
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## Locator Maps



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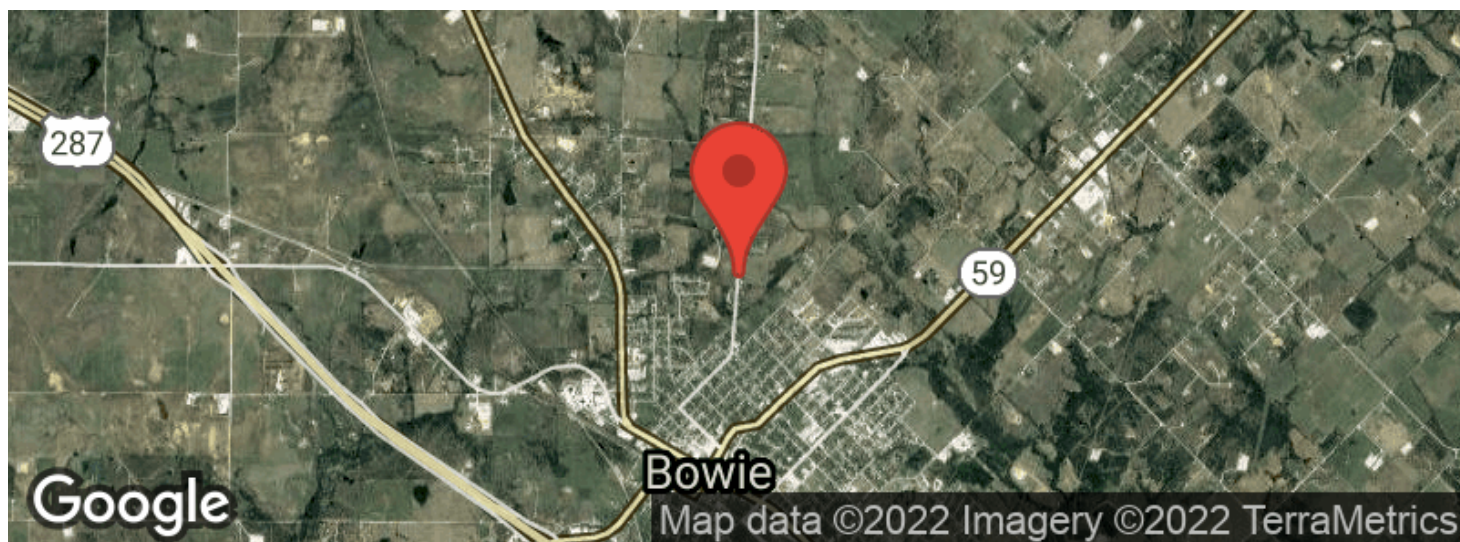
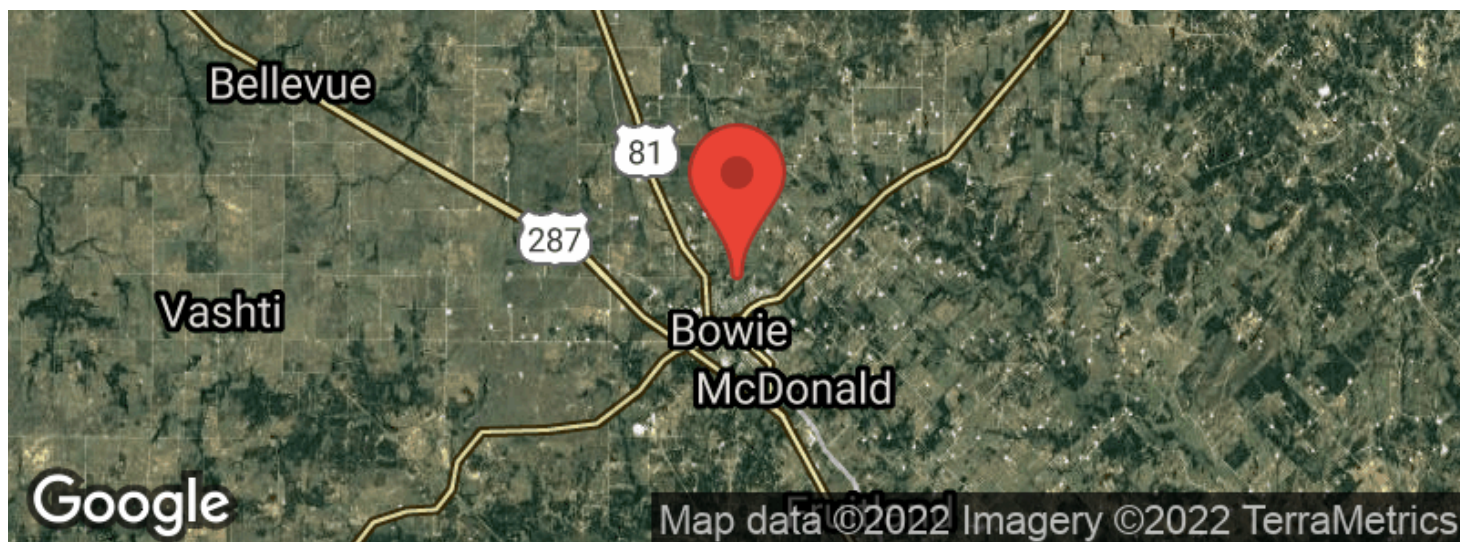
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## Aerial Maps





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## **LISTING REPRESENTATIVE**

**For more information contact:**



### **Representative**

Jared Groce

### **Mobile**

(940) 390-0081

### **Office**

(940) 600-1313

### **Email**

[jgroce@mossyoakproperties.com](mailto:jgroce@mossyoakproperties.com)

### **Address**

2112 E. Hwy 82

### **City / State / Zip**

Gainesville, TX 76240

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## **NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



**MoreofTexas.com**



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Mossy Oak Properties of Texas**  
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